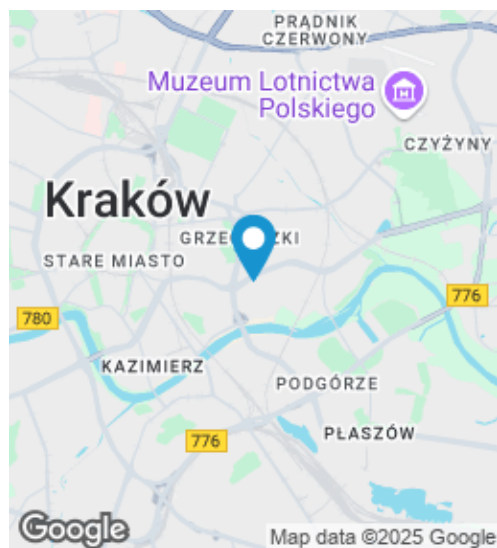


Aleja Pokoju 5

Aleja Pokoju 5, Cracow



Location

The building is situated at Pokoju Avenue, in close proximity to Old Town and Nowohucka Street - one of the main communication arteries in this part of Cracow. The location enables an easy access to other parts of the city by both public and private transport. The object is located about 30 minutes drive away from Kraków-Balice International Airport.

Description

Aleja Pokoju is modern, class A building offering approx. 13 000 sq m of office space for lease. The object is equipped among others with: raised floors, suspended ceilings, air conditioning and 24 hour security. Office building is situated in the north-eastern part of Kraków, in Grzegórzki district. Main railway station of the city can be easily reached by car within 6 minutes (2,9 km). The International Airport in Kraków-Balice is situated approx. 30-minutes-drive from the building (18 km).

Fit out

Air conditioning, Raised floors, Suspended ceilings, Sprinklers, Smoke detectors, Fiber optics, Operable windows, BMS

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2015
Green certificate	BREEAM
Total space	13 000 m ²
Office gross space	13 000 m ²
Average floor size	1 450 m ²
Add-on factor	5%
Above ground floors	9
Underground floors	2
Surface parking lots	27
Garage parking lots	165
Parking ratio	75

LEASE TERMS

Available space	After log in
Minimum rentable space	300 m ²
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	3 years



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These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).